



ಕರ್ನಾಟಕ ರಾಜ್ಯಪತ್ರ

ಅಧಿಕೃತವಾಗಿ ಪ್ರಕಟಿಸಲಾದುದು
ವಿಶೇಷ ರಾಜ್ಯ ಪತ್ರಿಕೆ

ಭಾಗ - ೪ಎ Part - IVA	ಬೆಂಗಳೂರು, ಗುರುವಾರ, ೧೬, ಜನವರಿ, ೨೦೨೫(ಪುಷ್ಯ, ೨೬, ಶಕವರ್ಷ, ೧೯೪೬) BENGALURU, THURSDAY, 16, JANUARY, 2025(PUSHYA, 26, SHAKAVARSHA, 1946)	ಸಂ. ೩೨ No. 32
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GOVERNMENT OF KARNATAKA

No. UDD 222 BPRA 2024 (E)

Karnataka Government Secretariat,
Vikasa Soudha,
Bengaluru, Dated:16.01.2025

NOTIFICATION

In exercise of the powers conferred under Section 13-E of Karnataka Town and Country Planning Act, 1961, the Government of Karnataka proposes to make certain amendments to Zonal Regulations of Haveri Master Plan-2031(Revision-I) of Local Planning Area of Haveri.

Any objections or suggestions from the public on this amendment may be addressed to the Secretary to Government, Urban Development Department, Vikasa Soudha, Bengaluru 560001, within thirty days of this publication. Objections / suggestions received after the stipulated date will not be considered by the State Government.

DRAFT REGULATIONS

Title and Applicability. - (1) These regulations may be called the Haveri Master Plan-2031: Zonal Regulations (Amendment), 2024.

(2) They shall come into force from the date of its final publication in the Official Gazette.

(3) **Regulation 'XIV. Sub-Division Regulations:'** shall be read as '**XV. Sub-Division Regulations'** and

(i) Clause **i(a)** shall be substituted as under namely. -

i. Approval of Residential Layouts:

(a) The approval of layout for the residential purpose consisting of two or more number of plots shall be subject to the following regulations:

- i. The land use shall be in accordance with the Zonal Regulations of the Master Plan.
- ii. The land shall have access from the public road and the minimum road width shall be 9.0 m.
- iii. The land in question shall be converted for non agriculture residential purpose.
- iv. The area earmarked for residential sites shall be a maximum up to 55% of the total extent.
- v. The area under parks and playgrounds shall not be less than 10% of the total extent.
- vi. The area under Civic Amenity shall not be less than 5% of the total extent.
- vii. Out of the area earmarked for residential purpose, on owner's request, up to 3% of the total extent of land may be earmarked for Commercial use (Convenience shops) while approving the layout and the Road width abutting for such commercial use building sites shall not be less than 12.0m.
- viii. If by incorporation of roads proposed in the Master plan, the area under roads exceeds 45% of the total extent, in such cases, Civic Amenity site and parks / open space may be relaxed. However, the area earmarked for residential building sites shall not exceed 50% of the total extent of land. The area remaining after reserving roads and earmarking the residential building sites shall be reserved for parks / open spaces.
- ix. If by incorporation of Parks & Open Spaces / Playgrounds or Public and Semi public Land use as per the Master Plan or buffers in the proposed layout, if the area exceeds the area to be reserved for park and open spaces under Clause i (a)(v) the additional area above 10% shall be relaxed in the area to be reserved for Civic Amenities under clause i (a)(vi) . If the area exceeds the area to be reserved for Civic Amenities under Clause i (a)(vi) the additional area above 5 % shall be relaxed in the area to be

reserved for Park and open spaces under clause i (a)(v); Additionally, if the area designated for Parks & Open Spaces / Playgrounds or buffers exceeds 15%, Civic Amenities to be reserved shall be exempted.

- x. The area reserved for parks and open spaces and roads / road widening area in the proposed layout and Master plan roads incorporated in the proposed layout shall be handed over to the Local Authority free of cost through a Registered Relinquishment Deed by the owner.
- xi. The area reserved for Civic Amenity shall be handed over to the Haveri Urban Development Authority free of cost through a Registered Relinquishment Deed by the owner.
- xii. Wherever the total area of land of private residential layout is 4000 square meter and below, then 15% of the total extent shall be reserved for parks and open spaces and Civic Amenity site shall be dispensed with.

(ii) Under XV. Sub-Division Regulations: i. Approval of Residential Layouts: in the clause (b) Approval of Single Plot for Residential purpose: after the sl.no iii, the following sl.no. iv and sl.no. v shall be inserted namely. -

- iv. The proposed roads and the land uses like park and open spaces, if any in the Master Plan shall be incorporated while granting approval and the same shall be handed over to the Local Authority free of cost through a Registered Relinquishment Deed by the owner.
- v. Due to the incorporation of Master Plan Road, if the land submitted for single plot approval gets divided into two or more number of plots, the same has to be approved considering the regulations for layout approval under clause (a) above.

By order and in the name of the
Government of Karnataka

(LATHA.K)
Under Secretary to Government,
(Development Authorities and NaYoSe)
Urban Development Department